

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Monday, November 23, 2009
TOWN COUNCIL CHAMBERS
7:00 p.m.

Note:
*Change of
Meeting Night &
Location*

A G E N D A

ROLL CALL

PUBLIC HEARINGS

- A. Proposed 2020 Plan of Conservation and Development – Chapter 126, Section 8-23. Proposed by the Newington Town Plan and Zoning Commission. Continued from November 10, 2009.

III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes)

IV. MINUTES

November 10, 2009 - Regular Meeting

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

- A. Discussion of Cedar Mountain Development moratorium. (Staff Report: October 30, 2009)

VII. OLD BUSINESS

VIII. PETITIONS FOR SCHEDULING (TPZ December 9, 2009 and January 13, 2010)

- A. Petition 29-09 – 451 New Britain Avenue, Gianni DiDomenico, 257 Stillmeadow Lane, Berlin, CT 06037, applicant, Newington 451 LLC, owner, request for Special Exception section 3.2.6 school for Cosmetology Training, B-Business Zone district. Schedule for Public Hearing December 9, 2009.
- B. Petition 30-09 – 445 Unit A Willard Avenue, Fountain Pointe Office Park, Family Adult Day Care, LLC, applicant contact Mervyn Rimai, 1560 Asylum Avenue, West Hartford, CT, Rotundo Developers, LLC owner, request for Special Exception Section 3.2.9 Adult Day Care Use, CD Commercial Development district. Schedule for Public Hearing December 9, 2009.
- C. Petition 31-09 – 170 Pane Road, David Occhialini, c/o Reno Properties, 170 Pane Road, Newington, CT 06111, applicant, Reno Properties, LLC owner, project contact Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT 06111, request for site plan modification Section 5.3 for construction of additions to existing building totaling 32,650 sq. ft. Schedule for presentation December 9, 2009.

- D. Petition 32-09 – Assessor Parcel 16-647 adjacent to 1268 Main Street (South Side), Reno Properties, LLC, 170 Pane Road, Newington, CT 06111 applicant, project contact, Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT 06111, Harris A. Fineberg owner, request for zone map amendment R-12 to B-TC Business Town Center. Schedule for public hearing January 13, 2010.
- E. Petition 33-09 - Assessor Parcel 16-647 adjacent to 1268 Main Street (South Side), Reno Properties, LLC, 170 Pane Road, Newington, CT 06111 applicant, project contact, Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT 06111, Harris A. Fineberg owner, request for site development approval Section 5.3 for construction of 2,500 sq. ft. bank. Inland Wetlands Report required.

IX. PUBLIC PARTICIPATION

(For items not listed on agenda)

X. REMARKS BY COMMISSIONERS

XI. STAFF REPORT

- A. Zoning Regulation interpretation – “Dog Day Care Use” (No over night boarding) Business District, Dept. of agriculture Pet Facility License
- B. Site Development Bonds proposed for release.
- 711 Willard Avenue – Request for Release.
 - 256 New Britain Avenue – Bel Air Manor – Request for Release.
 - 3563 Berlin Turnpike – L.A. Fitness – Request for Release.
- C. Site Development Bonds proposed for reduction.
- 2557 Berlin Turnpike – Cody Plaza – Request for Reduction.
 - 2368 Berlin Turnpike – Dunkin Donuts – Request for Reduction.
- D. Other Items.
- 20 Wilson Avenue – Marchewka Subdivision Sidewalk Bond.
 - 1005 Main Street, Hayes Properties, Request to remove trees.

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner